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Factors Influencing Planning Of Townsend New Town

This brochure contains seven maps outlining key influences — both natural and man-made — which will affect land use planning for the New Town of Townsend.



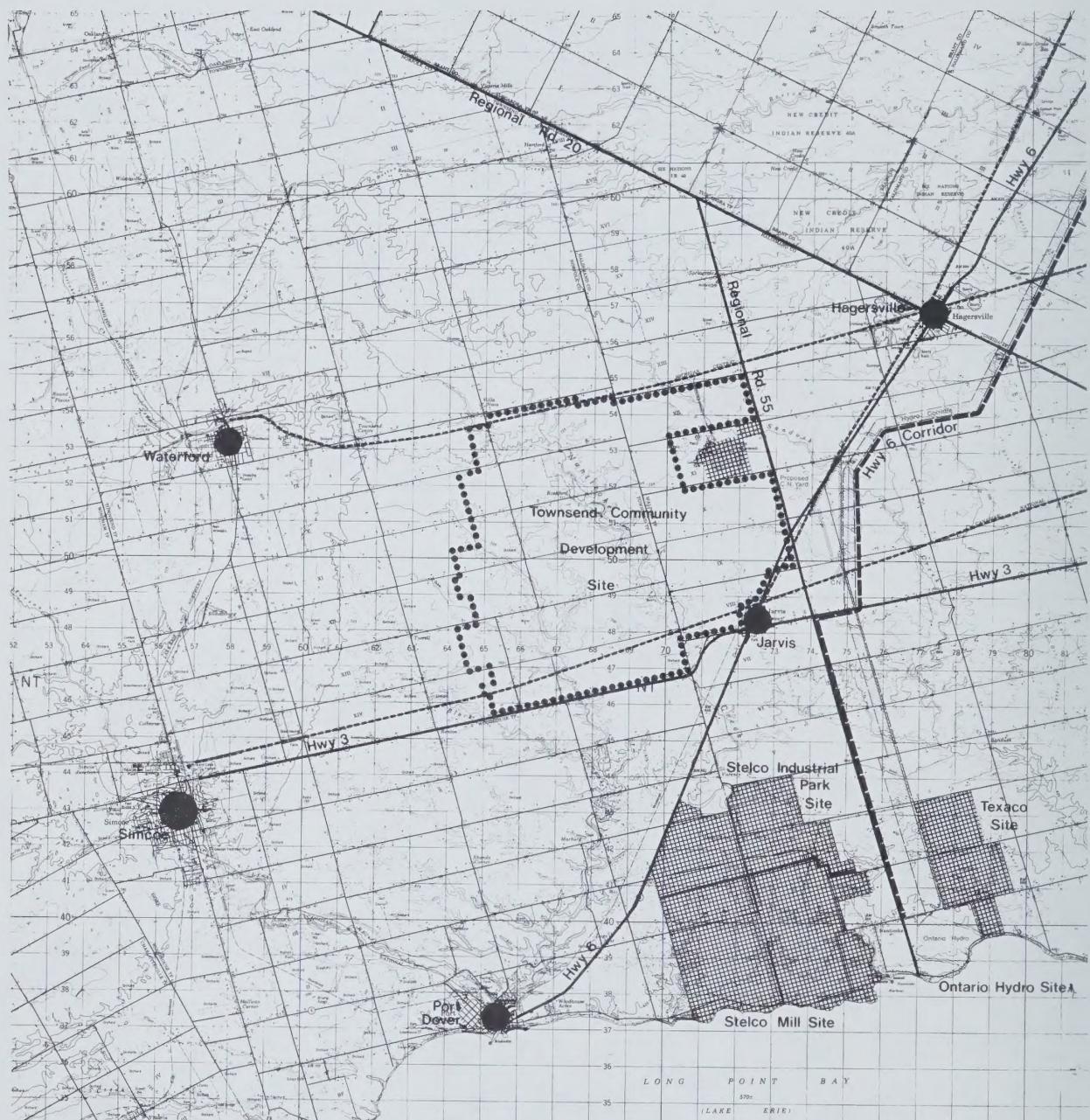
Ontario

Ministry of
Housing

Townsend Community
Development Program

March, 1976

Planning Context



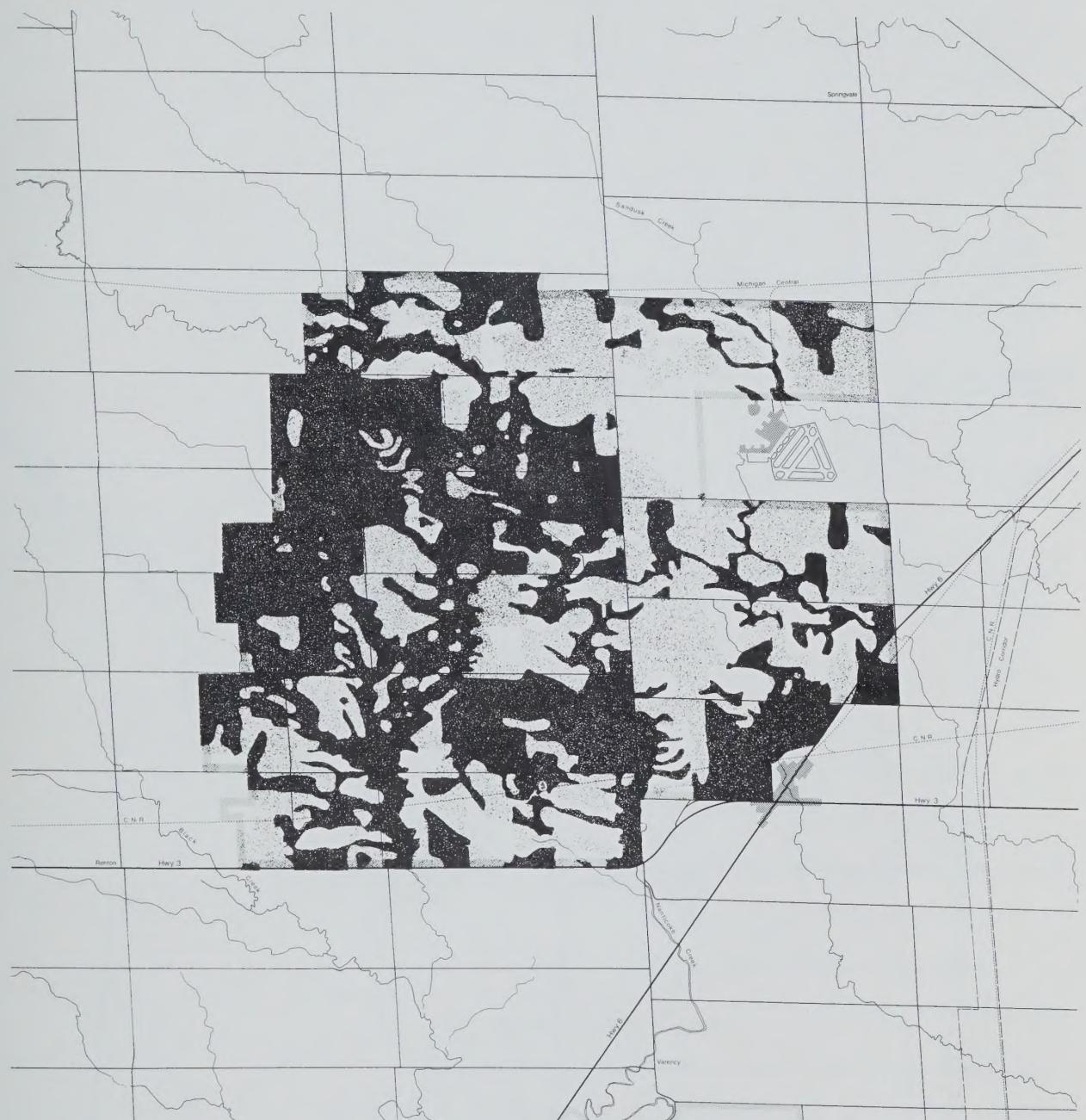
- Employment Areas
- Greenbelt
- Indian Reservation
- Existing Towns

- Highways
- Railways
- Hwy 6 Corridor



Priority Areas for Agricultural Use

Preliminary Appraisal



High
Moderate
Low



Cultural and Historical Constraints for Development



● Known Archaeological Sites

■ Study Area for Other Possible Sites

■ Significant Historic Saw Mill

■ Significant Historic/Architectural Buildings

□ Important Historic/Architectural Buildings

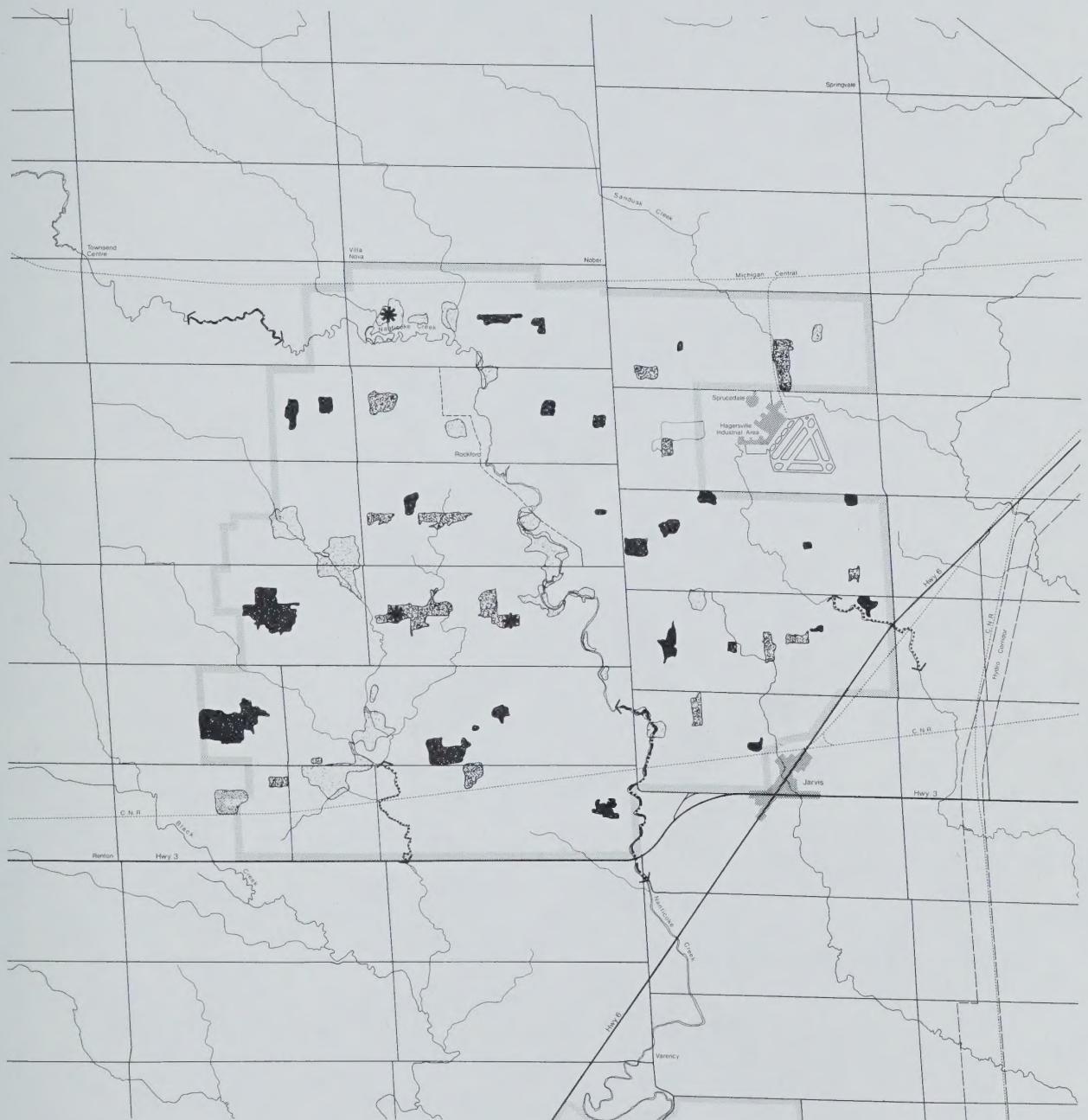
■ Major Grouping of Historic/Architectural Buildings

Buildings

□ Former Mill Pond



Biotic Constraints for Development

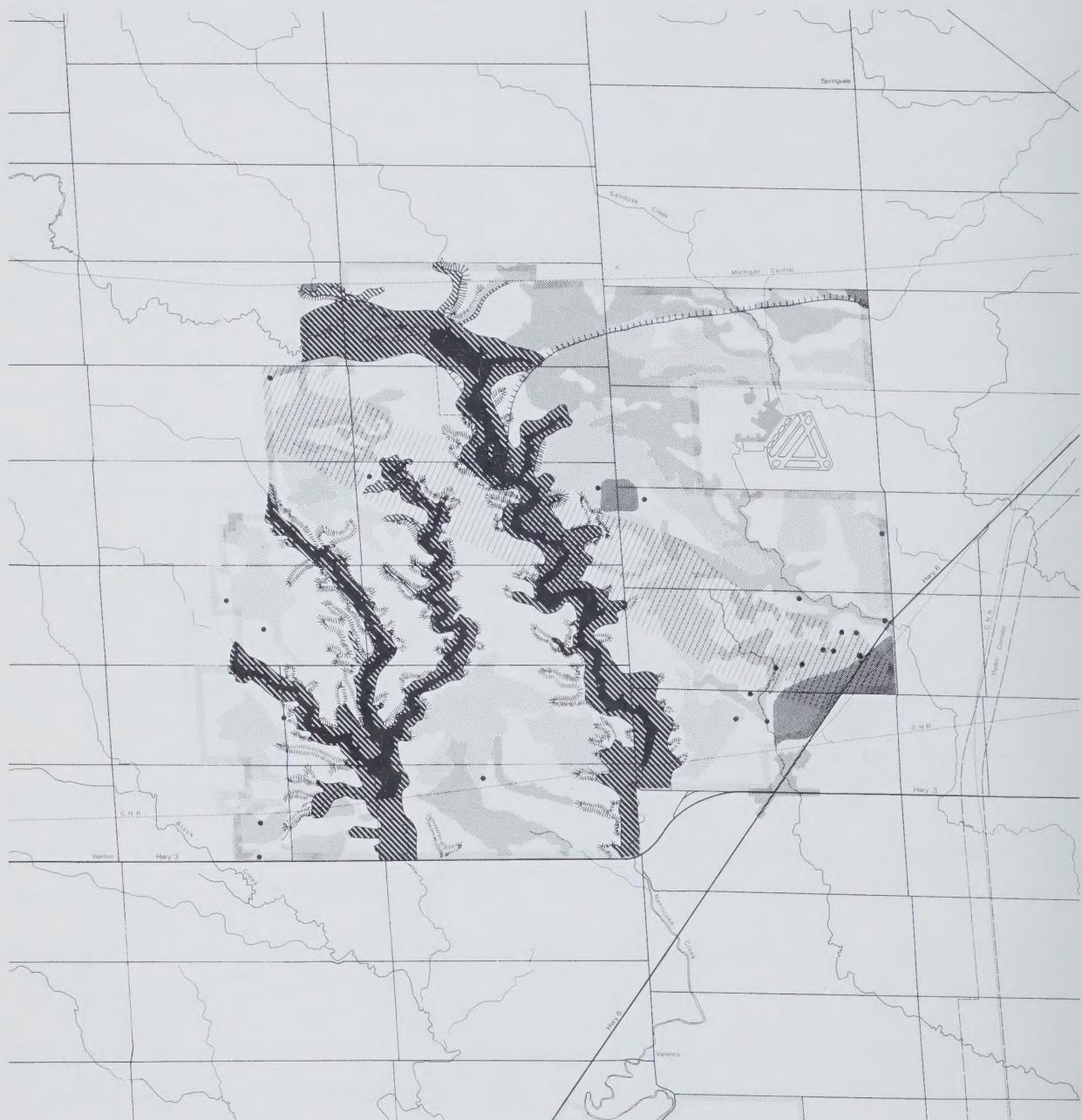


■ Woodlots: High Sensitivity to Urbanization
■ Medium Sensitivity to Urbanization
■ Low Sensitivity to Urbanization

■ Water Quality: Medium
■ Medium to Low
■ Low
* Suggested Sites for International Biological Programme



Abiotic Constraints for Development



■ Flood Plain (Incomplete Data)

▨ Possible Bedrock Depressions



▨ Fill Line

▨ Gypsum Bearing Formation

▨ Shallow Overburden(Less than 5M. to bedrock)

● Gas Wells

▨ Poorly Drained Soils(Less than 50%)

▨ Poorly Drained Soils (More than 50%)

▨ Steep Slopes (More than 9%)

▨ Other Areas Liable to Seasonal Flooding

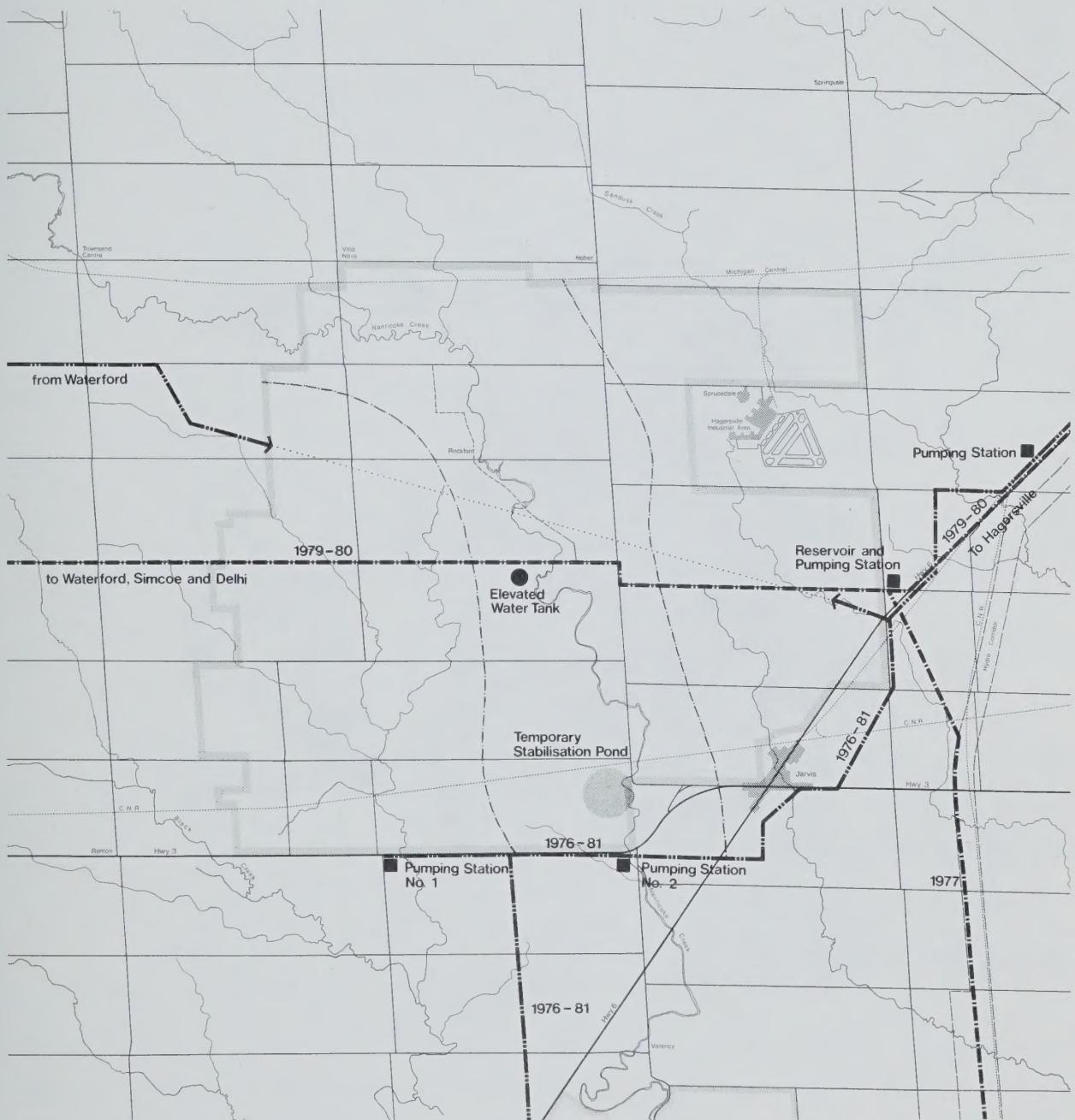
Existing Transportation Network



- Highways
- Railways
- Regional Roads



Proposed Regional Services



- Water Transmission Main
- Sanitary Drainage Trunk Sewer
- Watershed Boundary